

BNG Exemption Statement

Site: Rectory Farm, Rectory Lane, Gedney, Spalding, PE12 0EA

Proposal: Change of use of land to short-term holiday accommodation & retention of shepherd's hut and ancillary timber building (retrospective)

Biodiversity Net Gain (BNG) Exemption Statement

This proposal is considered exempt from mandatory Biodiversity Net Gain requirements for the following reasons:

1. Scale and Nature of Development

- The development comprises a single shepherd's hut (4.9m x 2.54m) and a small timber ancillary building (6.0m x 3.7m), sited in a fenced area approx. 17m x 12m, within a domestic garden area.
- The overall property is approx. 2800m², with the garden itself around 1300m². The affected area is therefore a small proportion of the total curtilage.

2. Minimal Habitat Impact

- The structures were installed with minimal ground disturbance. The hut is moveable and rests above ground level. The timber building is raised on small post bases, leaving the ground beneath open and permeable.
- Existing shrubs and planting have been retained and are continuing to grow around the site. Additional planting of wild herbs (mint, rosemary, thyme, lavender) has been established, enhancing biodiversity value locally.

3. Retrospective and Low-Impact

- The application is retrospective and the site is already in use. There has been no removal of hedgerows, trees, or priority habitats, and the ground beneath remains vegetated.
- The overall footprint is modest and has not resulted in habitat loss requiring offset.

Conclusion

Given the limited scale of the proposal, its siting within an existing domestic garden, the absence of habitat loss, and the introduction of new planting, the development is considered exempt from mandatory Biodiversity Net Gain requirements.